



## COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert  
County Judge

May 23, 2013

(281) 341-8608  
Fax (281) 341-8609

Chen Jung-Hui  
2915 Auburn Path  
Sugar Land, TX 77479

Reference: Account Numbers: 2853-03-003-0150-907 (1)  
5653-01-000-0060-907 (2)  
5653-01-000-0061-907 (3)

Tax Year 2012, Precinct 4

Dear Mr. and/or Mrs. Jung-Hui:

The County has received your request to waive penalty, interest, and collection fees on Fort Bend County property taxes. Fort Bend County is also authorized to act on behalf of Fort Bend Independent School District and the City of Sugar Land which represents a total amount of \$415.18 for account (1) and \$1029.45 for accounts (2) and (3) for penalties assessed on the referenced accounts for tax year 2012. The Tax Assessor's Office has conducted research on all three of your accounts; a copy of the research is enclosed with this letter, and has also been provided to the Commissioners Court.

The information you provided, along with the Tax Office research, has been placed on the Agenda, becoming part of public record, for the Commissioners Court meeting on Tuesday, June 4, 2013 at 1:00 p.m. Commissioners Court is located at the William B. Travis Building, 301 Jackson Street, Suite 700, in Richmond, Texas.

Action by the Court is governed by guidelines set forth under Texas Tax Code, Chapter 33, Section 33.011. You are not required to appear in order for the Court to consider your request. However, if you wish to discuss the research findings, please contact your Commissioner, James Patterson, prior to June 4, 2013, at telephone 281-980-2235 or by email at [james.patterson@fortbendcountytx.gov](mailto:james.patterson@fortbendcountytx.gov), to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Hebert", is written over a horizontal line.

Robert E. Hebert

Enclosure

Copy: Commissioner James Patterson, Precinct No. 4

Section 33.011(a)(1) of the Texas Tax Code states, "The governing body of a taxing unit: shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency."

Mailing Address - 301 Jackson Street • Richmond, Texas 77469



## COUNTY TAX ASSESSOR / COLLECTOR

Fort Bend County, Texas

Patsy Schultz, RTA  
County Tax Assessor/Collector  
1317 Eugene Heimann Circle  
Richmond, TX 77469-3623

(281) 341-3710  
Fax (281) 341-9267  
Email: schulpat@co.fort-bend.tx.us  
www.fortbendcountytax.com

DATE: May 6, 2013

TO: County Judge Robert E. Hebert  
Commissioner Richard Morrison  
Commissioner Grady Prestage  
Commissioner Andy Meyers  
Commissioner James Patterson  
Roy Cordes, County Attorney

FROM: Tammy Staton T.S.  
Tax Division Supervisor

Re: Waiver of Penalty and Interest – Chen Jung-Hui & Chu-Yi Liang and Everlucky Investments Inc,  
2012 Tax Year on Accounts:

2853-03-003-0150-907 – Edgewater Sec 3, Block 3, Lot 15

5653-01-000-0060-907 – Old Mill Retail Park Sec 1, Acres .285, Pt Commercial Reserve “J-3” in First Colony LID #2

5653-01-000-0061-907 – Old Mills Retail Park Sec 1, Acres .695, Pt Commercial Reserve “J-3” in Ft Bend LID #2

### Precinct 4

Joni Chen is requesting waiver of penalty and interest for 2012 tax year, stating she submitted an address change and tax statement request in January but did not receive statements on these accounts until February.

Tax Office Records Indicate for **2853-03-003-0150-907**:

- November 16, 2012 – The Original 2012 Tax Statement was mailed to Property Tax Center, PO Box 2349, Cypress, TX 77410-2349. **This statement was not returned by the Post Office.**
- January 3, 2013 – Tax Office received a letter from Chen Jung-Hui requesting an address update and for the statement to be mailed to the new address: 2915 Auburn Path, Sugar Land, TX 77479. This letter only had property address and legal description for account 2853-03-003-0150-907. A letter was sent to Chen Jung Hui on January 10, 2013

advising him our office forwarded his request to Fort Bend Central Appraisal District. No statement was sent to the owner. --- See attachment

- February 7, 2013 – 2012 January Ownership Change Report changed address to 2915 Auburn Path, Sugar Land, 77479-6732. A statement was mailed to this address.
- February 20, 2013 – 2012 Reminder Notice was mailed to Chen Jung-Hui and Chu-Yi Liang, 2915 Auburn Pat, Sugar Land, TX 77479-6732.
- There is evidence of an error by the Fort Bend County Tax Office.
- Fort Bend ISD and City of Sugar Land have authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty, interest and collection fees and allow the Fort Bend County Commissioners Court to make the determination based on 33.011 of the State Property Tax Code.

### **Breakdown of Taxes Paid:**

**Account 2853-03-003-0150-907:**

#### **2012 Tax Year**

| Tax Unit | Base      | Penalty & Interest | Collection Fees | Total Waiver Request |
|----------|-----------|--------------------|-----------------|----------------------|
| FBISD    | \$3852.63 | \$269.68           |                 | \$269.68             |
| City S/L | \$869.18  | \$60.84            |                 | \$60.84              |
| FBC      | \$1209.46 | \$84.66            |                 | \$84.66              |
| Total    | \$5931.27 | \$415.18           |                 | \$415.18             |

#### **Total Penalty, Interest & Collection Fees: \$415.18**

I do recommend waiver of penalty and interest for 2012 tax year for 2853-03-003-0150-907. Property Tax Code Section 33.011 (a) (1). "The governing body of a taxing unit: shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency..."

12/28/2012

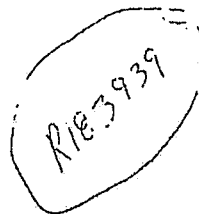
Property Description: Lot 15, Block 3, Edgewater SEC 3

Property Address: 3415 Summer Bay Dr.

Sugar Land TX 77478-4455

Owners: Chen Jung-Hui & Ch-Yi Liang

2853 03 003 0150 907  
RE: Mailing address update request



CHD  
1-10-13  
ica

Please mail our property tax statement to the new address below since we have moved to a new home.

New mailing address: 2915 Auburn Path Sugar Land TX 77479

Thank you!

A handwritten signature in cursive script, appearing to read 'Jung-Hui Chen'.

Chen Jung-Hui

RECEIVED  
JAN 14 2013  
FORT BEND C.A.D.

F B C JAN 03 2013 T A X

# DUPLICATE TAX RECEIPT



PATSY SCHULTZ, RTA  
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR  
1317 EUGENE HEIMANN CIRCLE  
RICHMOND, TEXAS 77469-3623

**Certified Owner:**

CHEN JUNG-HUI & CHU-YI LIANG  
2915 AUBURN PATH  
SUGAR LAND, TX 77479-6732

**Legal Description:**

EDGEWATER SEC 3, BLOCK 3, LOT 15

Parcel Address: 3415 SUMMER BAY DR  
Legal Acres: 0.0000

Remit Seq No: 23136095  
Receipt Date: 02/19/2013  
Deposit Date: 02/25/2013  
Print Date: 04/17/2013  
Printed By: SANDYG

Deposit No: O130225Q1  
Validation No: 900000027662206  
Account No: **2853-03-003-0150-907**  
Operator Code: JDELEON

| Year | Tax Unit Name         | Tax Value | Tax Rate | Levy Paid  | P&I      | Coll Fee Paid | Total      |
|------|-----------------------|-----------|----------|------------|----------|---------------|------------|
| 2012 | Fort Bend Isd         | 287,510   | 1.340000 | 3,600.59   | 252.04   | 0.00          | 3,852.63   |
| 2012 | City Of Sugar Land    | 281,334   | 0.308950 | 812.32     | 56.86    | 0.00          | 869.18     |
| 2012 | Fort Bend Co Drainage | 242,008   | 0.019000 | 42.97      | 3.01     | 0.00          | 45.98      |
| 2012 | Fort Bend Co Gen Fnd  | 242,008   | 0.480760 | 1,087.37   | 76.11    | 0.00          | 1,163.48   |
|      |                       |           |          | \$5,543.25 | \$388.02 | \$0.00        | \$5,931.27 |

Check Number(s):  
2169

**PAYMENT TYPE:**

Checks: \$5,931.27

**Exemptions on this property:**

HOMESTEAD

Total Applied: \$5,931.27

Change Paid: \$0.00

**ACCOUNT PAID IN FULL**

**PAYER:**

JONI L CHEN  
JUNG-HUI CHEN  
2915 AUBURN PATH  
SUGAR LAND, TX 77479-6732

(281) 341-3710

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# DUPLICATE TAX RECEIPT



PATSY SCHULTZ, RTA  
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR  
1317 EUGENE HEIMANN CIRCLE  
RICHMOND, TEXAS 77469-3623

**Certified Owner:**

CHEN JUNG-HUI & CHU-YI LIANG  
2915 AUBURN PATH  
SUGAR LAND, TX 77479-6732

**Legal Description:**

EDGEWATER SEC 3, BLOCK 3, LOT 15

Parcel Address: 3415 SUMMER BAY DR  
Legal Acres: 0.0000

Remit Seq No: 23208949  
Receipt Date: 02/19/2013  
Deposit Date: 03/06/2013  
Print Date: 04/17/2013  
Printed By: SANDYG

Deposit No: 0130306Q1  
Validation No: 900000027739679  
Account No: 2853-03-003-0150-907  
Operator Code: JDELEON

| Year | Tax Unit Name         | Tax Value | Tax Rate | Levy Paid | P&I     | Coll Fee Paid | Total    |
|------|-----------------------|-----------|----------|-----------|---------|---------------|----------|
| 2012 | Fort Bend lsd         | 287,510   | 1.340000 | 252.04    | 17.64   | 0.00          | 269.68   |
| 2012 | City Of Sugar Land    | 281,334   | 0.308950 | 56.86     | 3.98    | 0.00          | 60.84    |
| 2012 | Fort Bend Co Drainage | 242,008   | 0.019000 | 3.01      | 0.21    | 0.00          | 3.22     |
| 2012 | Fort Bend Co Gen Fnd  | 242,008   | 0.480760 | 76.11     | 5.33    | 0.00          | 81.44    |
|      |                       |           |          | \$388.02  | \$27.16 | \$0.00        | \$415.18 |

Check Number(s):  
2173

**PAYMENT TYPE:**

Checks: \$415.18

**Exemptions on this property:**

HOMESTEAD

Total Applied: \$415.18

Change Paid: \$0.00

ACCOUNT PAID IN FULL

**PAYER:**  
JONI L CHEN  
JUNG-HUI CHEN  
2915 AUBURN PATH  
SUGAR LAND, TX 77479-6732

(281) 341-3710

Tax Office Records Indicate for **5653-01-000-0060-907** and **5653-01-000-0061-907**:

- November 16, 2012 – The Original 2012 Tax Statements for both accounts were mailed to Property Tax Center, PO Box 2349, Cypress, TX 77410-2349. **These statements were not returned by the Post Office.**
- February 20, 2013 – 2012 Reminder Notices for both accounts were mailed to Everlucky Investments Inc, C/o Famewell Education Center, 2317 Settlers Way Blvd, Sugar Land, TX 77478-5261. **These statements were not returned by the Post Office**
- Per Fort Bend Central Appraisal District records, an Appointment of Agent for Property Taxes was received on April 11, 2012 for both of these accounts (referencing property ID R142185 and R142186). These requests were completed and signed by Joni Chen, naming Property Tax Center as the requested agent. --- See attachment
- No requests to change the mailing address or requests to mail the tax statements to an alternate address have been received for these accounts.
- There is no evidence of an error by the Fort Bend Central Appraisal District or Fort Bend County Tax Office.
- Fort Bend ISD and City of Sugar Land have authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty, interest and collection fees and allow the Fort Bend County Commissioners Court to make the determination based on 33.011 of the State Property Tax Code.

### **Breakdown of Taxes Paid:**

**Account 5653-01-000-0060-907:**

#### **2012 Tax Year**

| Tax Unit | Base      | Penalty & Interest | Collection Fees | Total Waiver Request |
|----------|-----------|--------------------|-----------------|----------------------|
| FBISD    | \$2109.43 | \$147.66           |                 | \$147.66             |
| City S/L | \$486.35  | \$34.04            |                 | \$34.04              |
| FBC      | \$786.72  | \$55.07            |                 | \$55.07              |
| Total    | \$3382.50 | \$236.77           |                 | \$236.77             |

**Account 5653-01-000-0061-907:**

**2012 Tax Year**

| Tax Unit | Base        | Penalty & Interest | Collection Fees | Total Waiver Request |
|----------|-------------|--------------------|-----------------|----------------------|
| FBISD    | \$7061.93   | \$494.34           |                 | \$494.34             |
| City S/L | \$1628.20   | \$113.97           |                 | \$113.97             |
| FBC      | \$2633.78   | \$184.37           |                 | \$184.37             |
| Total    | \$11,323.91 | \$792.68           |                 | \$792.68             |

**Total Penalty, Interest & Collection Fees: \$1029.45**

I do not recommend waiver of penalty and interest for 2012 tax year for 5653-01-000-0060-907 and 5653-01-000-0061-907. Property Tax Code Section 33.011 (a) (1). "The governing body of a taxing unit: shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency..."



To County Judge Robert E. Hebert

Date: 3/01/2013

From: Joni Liang Chen

Mailing address: 2915 Auburn Path Sugar Land TX 77479

Phone # 832-279-8143

Re: Request for Waiver of penalty, interest and attorney fees for property tax of year 2012

Dear Judge,

I am writing this letter to request for waiver of both my residential and commercial properties penalty due to the tax office did not mail the invoices until I wrote a letter to them in January for mailing the invoices and I have received them in February. They charged me the penalty on all accounts. I have very good records in paying tax and never delay in the past years. This is tax office mistake and that affects all my accounts. Please accept my requests to return me all the penalties which I have paid.

The following accounts are requested for refund penalty.

1<sup>st</sup> account: 2853-03-003-0150-907

Account Name: Jung-Hui Chen & Chu-Yi Liang

Legal Description: Edgewater Sec 3, Block3, Lot 15

Parcel Address: 3415 Summer Bay Dr, Sugar Land TX 77478

2<sup>nd</sup> account: 5653-01-000-0060-907

Account Name: Everlucky Investments Inc.

Legal Description: Old Mill Retail Park Sec 1, Acres 0.285

PT Commercial Reserve "J-3" in First Colony #2

Parcel Address: 2317 Settlers Way Blvd. Sugar Land TX 77478

3<sup>rd</sup> account: 5653-01-000-0061-907

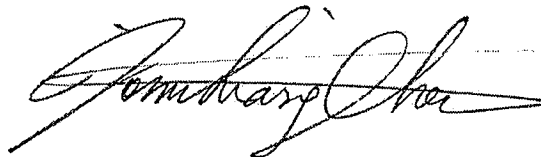
Account name: Everlucky Investments Inc.

Legal Description: Old Mill Retail Park Sec 1, Acres 0.695

PT Commercial Reserve "J-3" in FT Bend LID #2

Parcel Address: 2317 Settlers Way Blvd. Sugar Land TX 77478

Joni Chen, owner



3/1/2013

COUNTY JUDGE  
RECEIVED  
MAR 04 2013

# DUPLICATE TAX RECEIPT



PATSY SCHULTZ, RTA  
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR  
1317 EUGENE HEIMANN CIRCLE  
RICHMOND, TEXAS 77469-3623

**Certified Owner:**

EVERLUCKY INVESTMENTS INC  
C/O FAMEWELL EDUCATION CENTER  
2317 SETTLERS WAY BLVD  
SUGAR LAND, TX 77478-5261

**Legal Description:**

OLD MILL RETAIL PARK SEC 1, ACRES .285,  
PT COMMERCIAL RESERVE "J-3" IN FIRST  
COLONY LID #2

Parcel Address: 2317 SETTLERS WAY BLVD  
Legal Acres: 0.2850

Remit Seq No: 23196559

Receipt Date: 02/28/2013

Deposit Date: 03/05/2013

Print Date: 03/27/2013

Printed By: SANDYG

Deposit No: L130304

Validation No: 126

Account No: 5653-01-000-0060-907

Operator Code: CRUZ

| Year | Tax Unit Name         | Tax Value | Tax Rate | Levy Paid  | P&I      | Coll Fee Paid | Total      |
|------|-----------------------|-----------|----------|------------|----------|---------------|------------|
| 2012 | Fort Bend Isd         | 157,420   | 1.340000 | 2,109.43   | 147.66   | 0.00          | 2,257.09   |
| 2012 | City Of Sugar Land    | 157,420   | 0.308950 | 486.35     | 34.04    | 0.00          | 520.39     |
| 2012 | Fort Bend Co Drainage | 157,420   | 0.019000 | 29.91      | 2.09     | 0.00          | 32.00      |
| 2012 | Fort Bend Co Gen Fnd  | 157,420   | 0.480760 | 756.81     | 52.98    | 0.00          | 809.79     |
|      |                       |           |          | \$3,382.50 | \$236.77 | \$0.00        | \$3,619.27 |

Check Number(s):  
001854

**PAYMENT TYPE:**

Checks: \$3,619.27

Exemptions on this property:

Total Applied: \$3,619.27

Change Paid: \$0.00

ACCOUNT PAID IN FULL

**PAYER:**

FAME WELL SCHOOL INC  
2317 SETTLERS WAY BLVD  
SUGAR LAND, TX 77478-5261

(281) 341-3710

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# DUPLICATE TAX RECEIPT



PATSY SCHULTZ, RTA  
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR  
1317 EUGENE HEIMANN CIRCLE  
RICHMOND, TEXAS 77469-3623

**Certified Owner:**

EVERLUCKY INVESTMENTS INC  
C/O FAMEWELL EDUCATION CENTER  
2317 SETTLERS WAY BLVD  
SUGAR LAND, TX 77478-5261

**Legal Description:**

OLD MILL RETAIL PARK SEC 1, ACRES .695,  
PT COMMERCIAL RESERVE "J-3" PT IN FT  
BEND LID #2

Parcel Address: 2317 SETTLERS WAY BLVD  
Legal Acres: 0.6950

Remit Seq No: 23196558

Receipt Date: 02/28/2013

Deposit Date: 03/05/2013

Print Date: 04/17/2013

Printed By: SANDYG

Deposit No: L130304  
Validation No: 125  
Account No: 5653-01-000-0061-907  
Operator Code: CRUZ

| Year | Tax Unit Name         | Tax Value | Tax Rate | Levy Paid   | P&I      | Coll Fee Paid | Total       |
|------|-----------------------|-----------|----------|-------------|----------|---------------|-------------|
| 2012 | Fort Bend lsd         | 527,010   | 1.340000 | 7,061.93    | 494.34   | 0.00          | 7,556.27    |
| 2012 | City Of Sugar Land    | 527,010   | 0.308950 | 1,628.20    | 113.97   | 0.00          | 1,742.17    |
| 2012 | Fort Bend Co Drainage | 527,010   | 0.019000 | 100.13      | 7.01     | 0.00          | 107.14      |
| 2012 | Fort Bend Co Gen Fnd  | 527,010   | 0.480760 | 2,533.65    | 177.36   | 0.00          | 2,711.01    |
|      |                       |           |          | \$11,323.91 | \$792.68 | \$0.00        | \$12,116.59 |

> --  
Check Number(s):  
001853

**PAYMENT TYPE:**

Checks: \$12,116.59

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Exemptions on this property:

Total Applied: \$12,116.59

Change Paid: \$0.00

ACCOUNT PAID IN FULL

**PAYER:**

FAME WELL SCHOOL INC  
2317 SETTLERS WAY BLVD  
SUGAR LAND, TX 77478-5261

(281) 341-3710

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